

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 18, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Class - Vancouver School Board Special Programs Division, with their instructor, Ms. Carol Oreck.

CONDOLENCE

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT Council express condolence to the family of the late Senator Arthur Laing, Freeman of this City.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of February 11, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Civic Information -
Local Newspapers.

Council, at its meeting on February 11, 1975, again deferred consideration of the following motion submitted by Alderman Kennedy, pending the hearing of a delegation from Mr. W.J. McIntyre, President of the West End Ratepayers' Association.

"THAT information emanating from City Hall be clearly identified as such, including a notice of this fact at the head of any newspaper column paid for by the City."

Council noted a memo from Alderman Kennedy in respect of this matter. Mr. McIntyre, representing the West End Ratepayers' Association addressed the Council and commented on the articles appearing in the West End newspaper by a member of the civic staff and also filed certain extracts from the newspapers on housing matters, and criticizing the Council's policy with respect to barricades in the West End streets. The Director of Social Planning spoke in explanation of this whole matter and suggested that a statement of policy be drawn up regarding articles being submitted to the media by civic staff.

MOVED by Ald. Kennedy

THAT information emanating from City Hall be clearly identified as such, including a notice of this fact at the head of any newspaper column paid for by the City.

- CARRIED

(Ald. Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Sweeney

THAT the allegations of manipulation and unethical conduct concerning press statements referred to in discussion this day, be referred to the Standing Committee on Community Services for enquiry and report back to Council.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari,
Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Boyce

THAT the Director of Social Planning be directed to bring in proposals for guidelines to assist Council in setting a policy on disseminating information to the news media by civic staff.

- CARRIED

(Ald. Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

2. Vancouver Rental Accommodation Grievance
Board and New Landlord and Tenant Act.

On July 9, 1974, a motion to discontinue the operations of its Rental Accommodation Grievance Board as soon as the Rentalsman was operating in the City, was deferred by Council to February of this year.

On November 5, 1974, it was moved that the Rental Accommodation Grievance Board continue until February, 1975, at which time further consideration would be given to the matter.

Pursuant to an earlier instruction of Council, the Rental Accommodation Grievance Board submitted a report in respect of the whole matter and this report was received by Council and referred to the 1975 Council in February. At the November 5, 1974 Council meeting the following motion was also passed:

"THAT Council request the Provincial Government to amend Section 29(b) of the New Landlord and Tenant Act to permit the Council of a Municipality to pass a By-law establishing a Municipal Rental Accommodation Bureau with all the powers which shall be vested in the Rentalsman under this Act."

Subsequently, the Attorney-General, in a letter dated January 14, 1975 advised that the Provincial Government is not prepared to provide for local jurisdiction in landlord and tenant matters, at least until the success of the Rentalsman's office and Rental Review Commission can be assessed.

Under date of January 31, 1975, the Rental Accommodation Grievance Board submitted a supplementary report outlining and revising some of the recommendations contained in its original report.

The Council also had for consideration this day, a report from the City Manager, dated February 10, 1975, in which the following recommendations were made, should Council discontinue the Rental Accommodation Grievance Board's services.

1. That the one remaining stenographer be temporarily transferred to the City Clerk's Office until a suitable position is available as determined by the Director of Personnel Services. The employee shall receive priority consideration for equivalent employment with the City.
2. Any other appropriate action, as a consequence of closing this office, be taken.
3. The Council extend to Mr. Orson Banfield, Mr. Reg Rose and Mrs Theresa Galloway, members of the Vancouver Rental Accommodation Grievance Board, appreciation for excellent services rendered, which services entailed great patience and considerable wisdom in a very difficult area. In this regard, special mention should be made of the Chairman, Mr. Banfield who actually gave almost daily attention in actual appearances at City Hall to attend to Grievance Board matters.

MOVED by Ald. Volrich

THAT the Vancouver Rental Accommodation Grievance Board be disbanded and its services be discontinued and, therefore, the above-mentioned recommendations of the City Manager be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

3. Neighbourhood Improvement Program - 1975

Consideration of this matter was deferred, pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Vancouver International Chess Tournament

A letter was received from a Committee organized to arrange the Vancouver International Chess Tournament which is to be held from November 8th to November 27th, 1975. The Committee is requesting a grant to cover the rental of the Tournament Hall in the Hyatt Regency Hotel at a cost of \$2,525.00.

MOVED by Ald. Volrich

THAT a grant of \$500.00 be approved to the Vancouver Chess Tournament Committee towards the rental of the Tournament Hall.

(Ald. Bird, Marzari, Rankin and Sweeney
opposed.)

- LOST
NOT HAVING RECEIVED
THE REQUIRED
MAJORITY.

2. 1978 Conference -
Canadian Parks and Recreation Association

Council noted the following extract from a letter from Vancouver Parks Board under date of February 5, 1975:

"The following is an excerpt from the minutes of the last meeting of the Board held on February 3, 1975:

..."1978 CANADIAN PARKS AND RECREATION ASSOCIATION -
CONFERENCE

"Commissioner Livingstone advised that the Executive of the CP/RA have indicated they would like to hold the 1978 CP/RA annual conference in Vancouver. All administrative work for the conference would be carried out by the Executive at no cost to the City of Vancouver. The City would be requested to host a luncheon or dinner for some 600 delegates.

"It was regularly moved and seconded,

"RESOLVED: That the Board request the Mayor to extend an invitation to the CP/RA Executive to hold their 1978 annual conference in the City of Vancouver.

- Carried."...

The Vancouver Park Board has not hosted a CP/RA conference since 1958 and we are looking forward to again having the conference here in Vancouver."

MOVED by Ald. Bird,

THAT the request of the Parks Board be granted, and the City host a luncheon for the delegates during the Conference.

- CARRIED

(Ald. Rankin opposed)

COMMUNICATIONS AND PETITIONS (Cont'd)

3. Cassiar Street -
Traffic Problems

Council noted the following letter from the Minister of Highways, dated January 30, 1975:

"This is further to my letter of January 8th and your letter of December 20th, in which the City Clerk requests on behalf of Council that the Department of Highways bear the full costs of signal improvements at Cassiar and Hastings and Cassiar and Adanac.

As the Department of Highways only pays a basic 50% of traffic signal costs on highways classified as arterials in other municipalities throughout the Province, whether the job is a new signal or revisions to an existing signal, I agree to pay 50% of the cost of the signal work up to a maximum of \$25,000.

This agreement is subject to the Department's approval of signal equipment used, signal control operation (phasing) and signal timing. These matters can be taken up with my Senior Traffic Engineer and any account should be sent to him for approval."

MOVED by Ald. Volrich

THAT the letter from the Minister of Highways be received, and the City Engineer be instructed to carry out the necessary traffic signal improvements at the intersections of Cassiar and Hastings and Cassiar and Adanac, on the basis outlined in the letter from the Minister dated January 30, 1975.

- CARRIED UNANIMOUSLY

4. Canadian Amateur Football Association
Request that the City Host a Meal.

Under date of February 12, 1975, the Canadian Amateur Football Association submitted a request to the Council to underwrite the cost of a meal during the Association's Annual General Meeting being held in Vancouver on 14th to 16th March, 1975.

MOVED by Ald. Bird,

THAT the City of Vancouver host a luncheon in recognition of the Canadian Amateur Football Association's Annual Meeting.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin,
Sweeney, Volrich, Marzari and the Mayor opposed)

5. Variety Clubs International -
1975 Telethon

Council noted a letter from the Variety Club International dated February 6, 1975, in which the organization requested a grant for its 1975 Telethon, in the amount of \$8,895.00.

MOVED by Ald. Marzari

THAT a grant of \$3,150, equal to the rental of the Queen Elizabeth Theatre, be approved to the Variety Clubs International.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
February 14, 1975

Works & Utility Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1. Proposed Gas Pipeline Across Fraser River, West of Jellicoe, Adjacent to Lots 2100, 6320 and 5981, Group 1, N.W.D.
- Cl. 2. Supply Contract for Pacific Centre Parking Garage Equipment (Tender No. 28-74-10)

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 14, 1975)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1. Strathcona Community Centre Addition
- Cl. 2. Burial of Indigents - Extension to Existing Contract
- Cl. 3. Tender No. 57-75-1 - 4". 6", 8" & 12" Water Pipe.
- Cl. 4. Amendments to the Government Liquor Act and Regulations.
- Cl. 5. Replacement of Hot Water Heating Mains Serving City Hall East Wing.
- Cl. 6. Marine Insurance.
- Cl. 7. Appointment of Auditors 1975.

The Council took action as follows:

Strathcona Community Centre Addition (Clause 1)

During consideration of this clause it was noted that repeated requests to amend the Strathcona Agreement had been submitted to the Provincial and Federal Governments and no reply had been received. Aldermen Harcourt and Marzari advised that they would take up this matter with the appropriate government departments and report back to Council.

MOVED by Ald. Harcourt

THAT clause 1 in this report be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(February 14, 1975) (Cont'd)

Clauses 2,3,4,5 & 6.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 2,3,4,5 and 6, be approved.

- CARRIED UNANIMOUSLY

Appointment of Auditors -
1975 (Clause 7)

MOVED by Ald. Bowers
THAT the firm of Thorne Riddell & Co., be appointed auditors for the City of Vancouver for the year 1975 at a fee of \$51,500.00 in accordance with the terms as to scope and responsibility as set out in parts 1 to 4 inclusive of the report re audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Personnel Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1. Request from Kitimat for Consultation of Fire Chief.
- Cl. 2. Appointment to Royal Commission on Family and Children's Law.

The Council took action as follows:

Request from Kitimat for Consultation
of Fire Chief. (Clause 1)

In considering Clause 1, the Council noted a resolution from the Kitimat Council had been received, indicating that no claims will lie against either Chief Konig or the City of Vancouver.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Appointment to Royal Commission on
Family and Children's Law. (Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1. Consent to Sub-lease a Portion of Warehouse - 240 Northern Street, Lot 26 and Portion of Lot 25, Block A2, D.L. 2037.
- Cl. 2. Assignment of Lease - Portion of Lot 4, Formerly Lots 18-24, Block 122, D.L. 541; Situated N.W. Corner Granville Street and Beach Avenue.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
February 14, 1975.

Building and Planning Matters
(February 14, 1975)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Mount St. Joseph's Hospital, 3080 Prince Edward.
- Cl. 2. Rezoning of Land in Charles/Adanac Area.
- Cl. 3. Proposed Renovation of Office Building, 425 Carrall Street.
- Cl. 4. Proposed Amendment to the Harbour Headline - False Creek.

The Council took action as follows:

Mount St. Joseph's Hospital -
3080 Prince Edward. (Clause 1)

MOVED by Ald. Rankin

THAT the application from Paul Smith and Associates, Architects, with respect to additions to the Mount St. Joseph's Hospital, at a cost in excess of the assessed value, be approved, in accordance with the report of the Building Inspector.

FURTHER THAT this approval be subject to satisfactory working drawings being submitted for a building permit.

- CARRIED UNANIMOUSLY

Rezoning of Land in Charles/
Adanac Area (Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Director of Planning, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 14, 1975) (Cont'd)

Proposed Renovation of Office Building,
425 Carrall Street. (Clause 3)

MOVED by Ald. Bowers

THAT the request of Mr. Ross Ritchie, Architect, on behalf of H.A.Simons (International) Ltd., to renovate the office building at 425 Carrall Street, at a cost in excess of the assessed value, be granted, in accordance with the report of the Building Inspector.

- CARRIED UNANIMOUSLY

Proposed Amendment to the Harbour
Headline - False Creek. (Clause 4)

MOVED by Ald. Harcourt

THAT the recommendations of the Development Consultant, City Engineer and Director of Planning, contained in this clause, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

Finance Matters
(February 14, 1975)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Revisions to Vancouver Employees' Savings Plan.
- Cl. 2. Demolition of Buildings.

The Council took action as follows:

Revisions to Vancouver Employees'
Savings Plan (Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the Director of Legal Services, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Demolition of Buildings
(Clause 2)

MOVED by Ald. Rankin

THAT the Director of Legal Services take appropriate steps, as set out in his report, to seek legislation regarding demolition of buildings.

- (referred)

MOVED by Ald. Kennedy

THAT this whole matter re the control of demolition of buildings be referred to the Standing Committees on Planning and Development and Housing and Environment, to discuss the appropriate guidelines and any implications.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Hodson Manor -
1254 West 7th Avenue.

The following report was submitted by the City Manager, under date of February 14, 1975:

City Council, at its regular meeting of September 10, 1974, passed the following motions when dealing with the above-noted subject:

- THAT: (a) Council approve the preliminary budget figure of \$79,676.00 for the minimal preservation phase of the work as outlined in the architect's report.
- (b) Approval be given to site preparation costs.
- (c) Approval be given for the commission of Rhone and Iredale as architects as required for the preparation of working drawings and supervision, in respect of (a) and (b) above only.

City Council also passed the following motion:

THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.

The cost of the site preparation had been noted as \$15,000 for the 'minimal preservation phase' in the body of the report; therefore Council approved \$79,676.00 plus \$15,000.00, for a restoration cost of \$94,676.00.

Cost of relocation was approximately \$55,000 and the value of the City-owned lot was placed at \$75,000.

The City capital commitment to date, on all aspects of this project, amounts to approximately \$224,676.

It is noted that the consultant's report, dated July, 1974, stated an additional amount of approximately \$28,800 to complete renovations of the interior for the uses proposed in the 'Local Area Activity Centre,' would be required; these included offices, day care and a craft centre.

On November 1, 1974, tenders were called for the restoration and site preparation work. Shopland Construction was awarded the contract on November 7, 1974, and work began shortly thereafter. The contractor stated the project would take 77 days--this would place completion near the end of February, 1975.

During October and November, letters of enquiry were sent to a number of local organizations and several private groups to determine whether any would be interested in renting Hodson Manor; thirteen enquiries were made.

An advertisement was placed in the newspapers on December 3, 1974, inviting proposals for the rent or lease of Hodson Manor. In response to the advertisement, fourteen more groups and individuals responded.

From the 27 enquiries, fourteen proposals were received. These proposals included one private consultant, a number of non-profit organizations, as well as the initial proposal concerning use of a part of Hodson Manor as a day care centre and information centre.

No terms of reference were set by Council; however, those submitting proposals were advised that some public access to the building would be desirable and the heritage qualities of the Manor should be retained. In addition, proponents were asked to indicate whether they would be willing or able to pay rent, or whether their organization would be expecting City support.

Proposals are briefly outlined below: (*see footnotes)

1. Multi-cultural Association for British Columbia

The premises would be used as headquarters for the recently formed Multi-cultural Association of B.C. Membership at present includes approximately 30 ethnic groups. The Manor would be used for a variety of social and cultural functions, including counselling, receptions, exhibitions and seminars. The Multi-cultural Association states that "if a rent was required we would apply through the Secretary of State's Department for an operating grant." The proposal states they would prefer to concentrate on furnishing the house in lieu of rent.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

2. Vancouver Symphony Society

Proposal to use Hodson Manor for activities of a social or quasi-business nature with the goal of also making Hodson Manor the archives for the Vancouver Symphony Orchestra and other musical groups in Vancouver. The Society envisions using the Manor for meeting rooms, small offices, storage space, individual or small group rehearsal rooms and social and recreational activities. Administration of the Manor would be handled by the Society's professional administrative and office staff. The Society does not expect the City to make extraordinary or elaborate renovations to accommodate the Society's needs. The Society is a non-profit organization and would not be in a position to rent or lease Hodson Manor for more than a nominal rate. A commercial rate for the facility would be beyond the Society's means. The Society feels that initially, it will be able to generate revenue sufficient only to cover operating expenses such as utilities, janitorial services, etc.

3. Ballet Horizons and Maria Lewis School of Ballet

Group is presently using Alexander House for ballet training and rehearsals. They need alternate quarters, as Alexander House is due to be demolished. Ballet Horizons is a non-profit organization for the growth and improvement of the quality of ballet in B.C. The Maria Lewis School of Ballet is a part of this movement. Proposal states they could probably manage \$350 per month for a start but would like to lease the entire home on a permanent basis.

4. The Golden Key Foundation

The Foundation would establish a variety of programs and research projects looking into the historic, artistic and social contributions made by ethnic groups of a local, provincial and national nature. Some specific uses would entail changing displays and exhibits of an artistic nature, audio visual presentations and educational films. The Foundation would prefer the entire home. Rent would be dependent on "City grants and other financial resources."

5. Community Planning Association of Canada: B.C. Division

CPAC has proposed leasing the whole of Hodson Manor for a variety of functions. By pooling certain facilities such as secretarial services and copying equipment, CPAC would hope to attract a variety of small community oriented groups that cannot afford an independent office, but who require certain basic services. CPAC would rent the entire building for approximately \$2.50 - \$3.00 per square foot and would then sublet space to other organizations. CPAC would be responsible for overall management.

6. Montessori School

The School is a private organization which teaches children skills through a technique developed by their founder, Dr. Maria Montessori. The School was established in Vancouver three years ago. They would require the entire home and would be able to pay approximately \$900 - \$1,000 per month, subject to a satisfactory lease arrangement with the City.

7. Urban Program Planners

Consultant's office - will use all or part of Manor for private offices. The firm engages in community and regional planning. Proposal states, "at the present time we are paying approximately \$3.50 per square foot for the office we have and would be willing to pay this rate towards the rent of Hodson Manor. The terms and length of lease are negotiable." The firm would require the 2nd floor and attic for their business.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

8. The Spiritual Assembly of the Baha'is of Vancouver

The group would require approximately 1,000 square feet to house a lending library office and meeting room to accommodate up to 50 persons. The group's program includes youth events, study and discussion groups, prayer services, public and community events. The group suggests an initial rental of \$150.00 per month on a 3-year lease for approximately 1,000 square feet of space.

9. Vancouver Art Gallery: Satellite Program

Proposal for a Satellite Program - program introduces young people in less privileged parts of the City to art and art activities. Program is carried out by a group of approximately 15 young people subsidized by a L.I.P. grant, and under the administration of the Art Gallery. Satellite Program would not likely occupy the entire space of the Manor and would prefer to share it with one or more other compatible groups. If rent was required, the Program would request grants to cover this cost.

10. Federation of Canadian Artists

This group proposes to use Hodson Manor as headquarters for their activities. The Vancouver Art Gallery and the Vancouver Arts Council, as well as the B.C. Art Teachers Association and the B.C. Crafts Association are cited as organizations that would be interested in joint participation. In the past, the Federation has been supported by a Provincial grant, and this would be their chief form of revenue for operating Hodson Manor.

11. The Chimo Place Society

This Society is a non-profit agency whose primary goal is to provide a total therapeutic experience directed towards elementary school age children suffering from educational or learning disabilities. The program is funded entirely by the Provincial Department of Human Resources (1974 budget of approximately \$80,000) with the exception of the two teachers who are provided by the Vancouver School Board. The group was accommodated in the Strathcona Elementary School (rent free), however, the premises were recently destroyed by fire. The Society points out that to the present time, they have not been required to provide rent, however, any proposal from the City could be negotiated separately with the Provincial Government, as would janitorial and maintenance services. They would require the main and second floors for their program.

12. Family Place

This proposal would be an extension of the present Family Place establishment at 2505 Dunbar Street. Proposal involves a drop-in centre for mothers with toddlers and small children. Various functions, aside from drop-in and conversation activities, include seminars and various other community activities. The existing centre on Dunbar Street is funded by the City. The Director states that they would ask for a similar arrangement with respect to Hodson Manor.

13. Fairview Little People's Society

This organization submitted a proposal for a day care facility in the initial proposal for using Hodson Manor as a Local Area Activity Centre. It was pointed out that the Provincial Government usually provides \$20,000 start-up funds to day care centres and that some rent could be paid through the enrollment fees.

14. Fairview Information Center

The Information Center is a non-profit organization now located on West Broadway. Presently, the Center is funded through City grants; these terminate March 31, 1975, at which time the Center hopes to receive support from the Provincial Government. Should these grants be forthcoming, the Center would be able to pay some rent to the City. They require approximately 800 square feet of space to carry out their activities. The range of activities include traditional information center functions as well as a somewhat unique children's program involving a variety of arts and crafts.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

It would appear from a review of the submissions, that all proponents would retain the heritage qualities of the Manor and some form of public access could be negotiated.

As the contractor is scheduled to complete work towards the end of February, it is desirable that a client be selected soon. This will enable the group or individual to work with the architect and contractor on general details of the final stages of the interior restoration.

The fourteen proposals for the use of Hodson Manor are submitted for the CONSIDERATION of Council.

In view of the heavy financial commitment to this project, Council may wish to maximize the revenue that can be derived by rental, and at the same time, have the building remain open to the public to the greatest extent practicable. If this concept is acceptable to Council, then it is RECOMMENDED that the City Manager be instructed to negotiate the most suitable arrangement possible with applicants under proposals numbers 5, 6, 7, 10, 11 and 13 for report back to Council.

* Footnotes

- Copies of the individual submissions are on file in the City Clerk's Office.
- Groups not requiring the entire home have made their proposals subject to other users being compatible.

Council also noted letters from the Craftsmen's Association of B.C. and the Junior League of Vancouver, submitting proposals for the use of Hodson Manor, which had been received but not included in the Manager's report.

MOVED by Ald. Volrich

THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building.

FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

- (deferred)

MOVED by Ald. Volrich

THAT this matter be deferred and the various organizations which have expressed interest, be permitted to appear before Council, if they so desire, at the next suitable meeting; arrangements to be left with the City Clerk.

- CARRIED

(Ald. Bowers and Boyce opposed)

D. Langara Co-operative Housing

Under date of February 10, 1975, the City Manager submitted a report summarizing a report from the Planning Department on the matter of Langara Co-operative Housing. The report dealt with the reimbursement for services rendered by representatives from the Architectural Institute of B.C., and the B.C. Society of Landscape Architects, who had been appointed to select a developer for the land for market housing. The report also covered the question of density of development for co-operative housing.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)Langara Co-operative Housing (Cont'd)

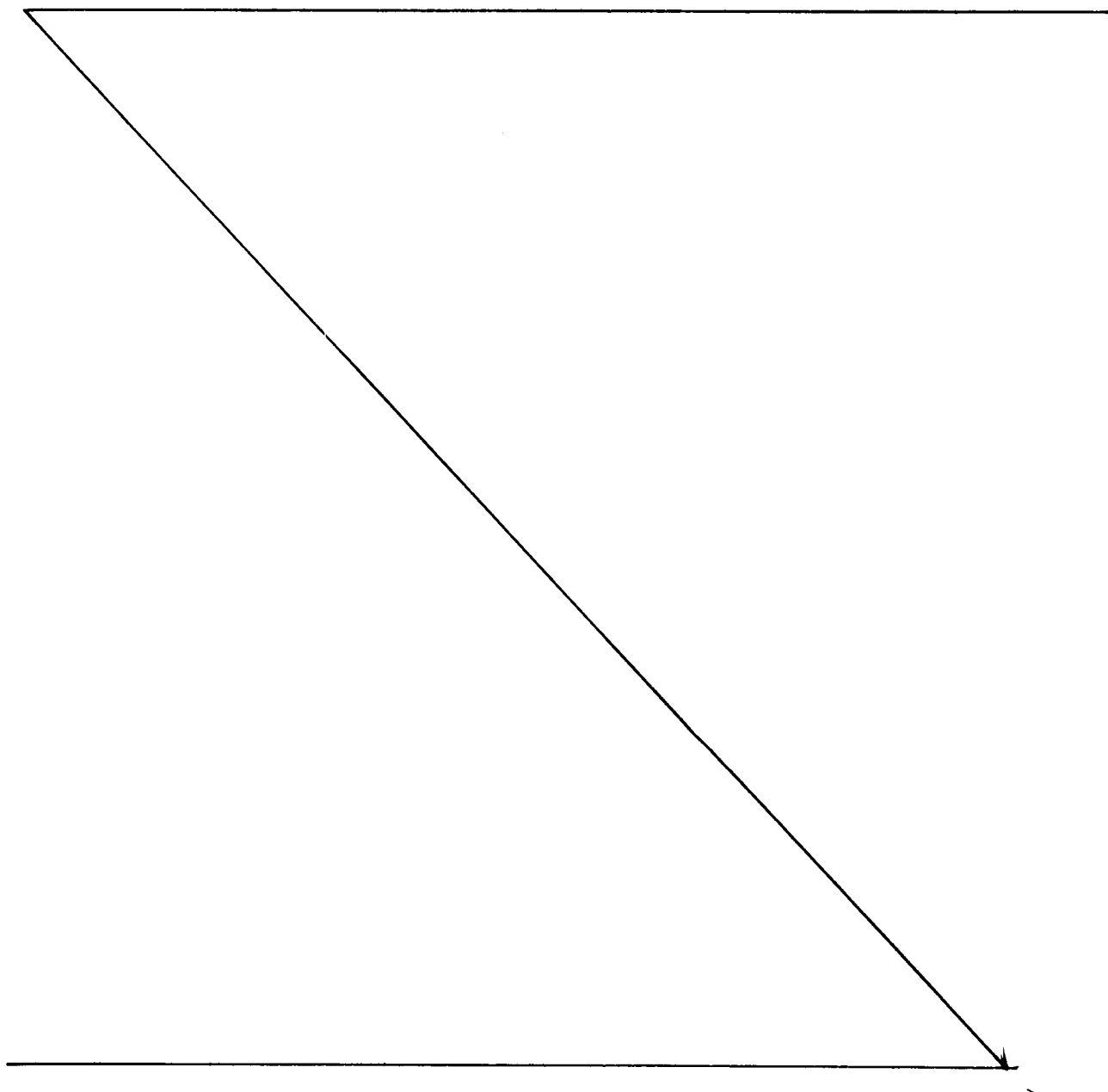
Council, in considering this matter, noted a resolution of the Langara Citizens' Committee in which that Committee is rejecting the proposal to increase density in units per acre. A letter from the Marpole Oakridge Area Council was also noted, requesting that the report from the City Manager and the Director of Planning be deferred until the public meeting is held on February 20, 1975.

MOVED by Ald. Bird

THAT this whole matter, including the letters from the two organizations, be referred for Council consideration at the Public Hearing on Thursday, February 20, 1975.

- CARRIED UNANIMOUSLY

The Council recessed at 3.40 p.m
and, following an 'In Camera'
meeting in the Mayor's office,
reconvened in open session in the
Council Chamber at 4.10 p.m.



MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)E. Tort Liability of
Public Bodies

Council had for consideration a report from the City Manager dated February 12, 1975, containing comments and recommendations from the Director of Legal Services on tort liability of public bodies. The Law Reform Commission of British Columbia has recently produced a working paper on this matter and is inviting comment on its proposals. The general position taken by the Commission is that the law relating to the tort liability of municipalities should be substantially different from the law that presently exists.

The basic premise of the Commission's recommendations is that a person who suffers injury to his person or property as a result of an act or omission of a municipality, ought not to be in a worse position than if the injury had been caused by an ordinary individual.

The Director of Legal Services reviewed a number of changes which would affect the City relating to liability for streets, defence of statutory authority, rule in Rylands and Fletcher, the possible consequences to the municipality should the Law Reform Commission's proposals be approved, and a number of other relevant matters.

The report submitted the following three items for Council's consideration:

- "A. Is Council in favour of assuming broader legal obligations in respect of the streets and sidewalks?
- B. Is Council in favour of assuming broader legal obligations by virtue of the removal of the defence of statutory authority?
- C. Is Council in favour of assuming broader legal obligations by virtue of the removal of the municipal exemption to the rule in Rylands and Fletcher?"

The report also advised that, notwithstanding what Council does in respect to the consideration items, the following recommendations should be approved:

- "(1) That notice to the City remain a prerequisite to any action against the City.
- (2) That the defence of Statutory Authority as it relates to repair or replacement of streets be retained.
- (3) That municipalities be enabled to invoke contributory negligence in actions founded in nuisance.
- (4) That the normal onus of proof not be reversed.
- (5) That some reasonable standard be set for sewer construction.
- (6) That a municipality be liable only for gross negligence where an injury occurs as a result of snow and ice.
- (7) That in respect of loss or damage occasioned by municipal services, the claimant must first look to private insurance and that there be no right of subrogation.

FURTHER RECOMMENDED that a copy of this report together with Council's decisions be forwarded to:

- (1) The Attorney-General
- (2) The Union of B.C. Municipalities
- (3) The Law Reform Commission of B.C."

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Tort Liability of Public
Bodies (continued)

MOVED by Ald. Volrich,

THAT recommendations (1) to (7) contained in the Manager's report dated February 12, 1975, be approved.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Volrich,

THAT a copy of this report together with Council's decisions be forwarded to the Attorney-General, the Union of B.C. Municipalities and the Law Reform Commission of B.C.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT Council accept the basic premise of the Law Reform Commission's proposals re tort liability of public bodies, but the Commission be advised that Council is concerned with the apparent unlimited financial responsibility which the City would assume if these proposals were put into effect.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Planning and Development,
February 4, 1975

Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Overall Planning Programme and Its Relationship to the G.V.R.D.
- Cl. 2: Survey of Staffing of Planning Agencies
- Cl. 3: Downtown Planning Programme

The Council took action as follows:

Overall Planning Programme and Its
Relationship to the G.V.R.D. (Clause 1)

MOVED by Ald. Bowers,

THAT the resolution of the Committee contained in this Clause be received for information after adding the following as a further resolution:

"FURTHER THAT a representative of the G.V.R.D. be requested to attend meetings of the Committee when matters related to overall planning objectives and City-wide or transportation issues are discussed; such meetings to be held no oftener than once a month."

- CARRIED UNANIMOUSLY

Survey of Staffing of Planning
Agencies (Clause 2)

MOVED by Ald. Bowers,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
February 4, 1975 (continued)

Downtown Planning Programme
(Clause 3)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"THAT the Director of Planning, through the City Manager, be authorized to negotiate for a consultant to assist the Downtown Study Team with an economic analysis of the implications of the proposed zoning regulations, and to comment on the feasibility or desirability of the entire proposal; detailed costs to be reported to Council."

- CARRIED UNANIMOUSLY

(Underlining indicates
amendment)

During consideration of this Clause, Council noted a report from the City Manager under date of February 13, 1975, on authorization of funds for economic consultants - Downtown zoning proposals. This report concluded with the following recommendations:

- "(1) The Director of Planning be authorized to hire an economic consultant for the Downtown Study subject to the approval of the City Manager.
- (2) Funds in the amount of \$7,000 be provided from the Planning Department Budget - Consultant Service General 1975 Budget Appropriation - and the adequacy of this appropriation to provide for the balance of consultant services in 1975 will be examined during budget reviews."

MOVED by Ald. Bowers,

THAT the foregoing recommendations as contained in the City Manager's report of February 13, 1975, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
February 6, 1975

Police Request - Additional
Manpower (Clause 1)

Council noted a memorandum from Alderman Harcourt on this topic in which he recommended that Council approve 100 additional policemen for 1975. During discussion of this Clause, comments were heard from Deputy Chief Dixon of the Vancouver Police Department.

MOVED by Ald. Volrich,

THAT recommendation (a) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Marzari and Rankin opposed)

MOVED by Ald. Harcourt in amendment,

THAT Council authorize an increase of 100 policemen in the permanent establishment of the police force in 1975.

(not put)

MOVED by Ald. Rankin in amendment to the amendment,

THAT Council authorize an increase of 60 policemen in the permanent establishment of the police force in 1975.

(not put)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
February 6, 1975 (continued)

Police Request - Additional
Manpower (Clause 1) (continued)

MOVED by Ald. Volrich,
THAT recommendations (b) and (c) of the Committee contained
in this Clause be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Volrich,
THAT recommendation (d) of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Cowie, Marzari and Rankin opposed)

MOVED by Ald. Volrich,
THAT recommendations (e), (f) and (g) of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor advised that he will be meeting with the Solicitor-
General in the near future when he will discuss the above recom-
mendations with him.

- - - - -

During consideration of the foregoing matter, Alderman
Harcourt left the meeting.

- - - - -

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO DIVERT TO OTHER PURPOSES
CERTAIN PROCEEDS OF BY-LAW NO. 4408

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

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BY-LAWS (cont'd)

BY-LAW TO DIVERT TO OTHER PURPOSES
CERTAIN PROCEEDS OF BY-LAW NO.
4408 (continued)

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOTIONS

Notice was given of the following motions on February 11, 1975,
and action was taken this day as follows:

1. Preservation of Artifacts
from Heritage Buildings

MOVED by Ald. Boyce,
SECONDED by Ald. Sweeney,
THAT WHEREAS it appears many artifacts of historical
value have inadvertently been lost or destroyed with the
demolition of old buildings in our City, many City-owned;

AND WHEREAS the rate of said demolitions will be
obviously accelerating;

THEREFORE BE IT RESOLVED THAT the Director of Museums be
notified immediately of every demolition permit application,
involving a building constructed prior to 1925, so that he may
have the prior opportunity of acquiring and preserving any
artifacts found worthy of same.

- CARRIED UNANIMOUSLY

2. Backyard Parking Regulations
Around the P. N. E.

In respect of the motion in which Notice was given on this
matter, Alderman Marzari requested an opportunity to change the
motion and which now reads as follows, the Council having granted
permission for the change:

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT, in enforcing regulations against backyard parking
around the P.N.E., the Department of Permits and Licenses pay
particular attention to those cases where more than four cars
are parked in backyards, as well as those residents renting
out space as a commercial venture.

The motion was put and - LOST

(Aldermen Bird, Bowers, Cowie, Rankin, Sweeney and
Volrich opposed)

The Mayor advised that he had recently received representations
from a large number of residents in the area who had submitted a
petition from over 90% of the residents requesting the City amend
its By-law to permit up to four cars to be parked in this area.
He also advised that he will present this petition to Council in
the near future.

Alderman Bowers referred to a recent report received from
the Director of Permits and Licenses on the results of an inspection
carried out by his staff during a recent hockey game.

The Mayor advised that he and Alderman Marzari would review
the P.N.E. parking matter further and report to Council.

NOTICE OF MOTION

The following Notice of Motion was submitted this day by Alderman Sweeney and recognized by the Chair:

1. Future Planning & Development:
Burrard Inlet Waterfront

MOVED by Ald. Sweeney,

SECONDED by Ald. Kennedy,

THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet waterfront, i.e.

Proposed Cross-Inlet Ferry (Provincial Government)

Vanterm (National Harbours Board)

Urban Demonstration Project (City of Vancouver - Dick Mann)

Marathon Project 200 (C.P.R.);

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bird -
City of Vancouver Logo

referred to a letter of complaint re a logo being used to identify certain City advertisements (and letterheads and requested that the City Clerk report to Council on this whole matter.

The Mayor so directed and suggested Mr. Fladell of the Social Planning Department be present when the matter is before Council again.

Alderman Marzari -
West Coast Salvage Building

requested Council's permission for Mr. Jim Land to address the Council on the matter of saving the salvageable timber from the West Coast Salvage Building. Council agreed to hear representation from Mr. Land.

Mr. Land addressed Council and urged that immediate steps be taken to salvage timber from the West Coast Salvage Building demolition. He further advised that some of this timber has been moved to the City Dump. Mr. Land stated:

- (a) Thompson, Berwick, Pratt and Partners have indicated to him by letter that they feel there is a potential use for some of this timber.
- (b) This matter has been brought to the attention of the Engineering and Property and Insurance Departments. Mr. Land has been advised that the deadline for demolition of the West Coast Salvage Building is February 28, 1975.

cont'd....

Regular Council, February 18, 1975 21

ENQUIRIES AND OTHER MATTERS (cont'd)

West Coast Salvage Building
(continued)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,

THAT demolition of the West Coast Salvage Building be delayed for three (3) days commencing immediately to permit the consultants, Thompson, Berwick, Pratt & Partners, to determine what timbers could be salvaged from it.

- LOST

(Aldermen Bird, Bowers, Cowie, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT the City authorize the expenditure of up to \$1,000 in labour costs to remove the salvageable timber from the West Coast Salvage Building to a safe area.

- LOST

(Aldermen Bird, Bowers, Boyce, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,

THAT the Mayor discuss with the Engineering Department and the consultants, Thompson, Berwick, Pratt & Partners, the possibility of including economics of salvaging material from the West Cost Salvage Building demolition.

- CARRIED

(Alderman Volrich opposed)

- - - - -

At the suggestion of the Mayor, the meeting this evening at 7:30 p.m., would be an expanded meeting of the Standing Committee on Planning and Development.

The Council adjourned at approximately 6:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of February 18, 1975, adopted on February 25, 1975.

A. Phillip
MAYOR

L. V. Lill
CITY CLERK

A-1

Manager's Report, February 14, 1975. (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Proposed Gas Pipeline Across Fraser River, West of Jellicoe, Adjacent to Lots 2100, 6320 and 5981, Group 1, N.W.D.

The City Engineer reports as follows:

"The Department of Lands, Forests and Water Resources of the Provincial Government received an application from British Columbia Hydro and Power Authority for permission to place a gas pipeline across the bed of the North Arm of the Fraser River fronting on parts of Lots 2100, 6320 and 5981, Group One, New Westminster District. A portion of this proposed pipeline will be inside the limits of the City of Vancouver but does not involve any City-owned lands.

The Department of Lands are requesting Council's consideration prior to their proceeding with the application.

I RECOMMEND that approval be given for the installation of a gas pipeline across the bed of the North Arm of the Fraser River fronting on parts of Lots 2100, 6320 and 5981, Group One, N.W.D. subject to all conditions for the installation of gas pipelines being met."

The City Manager RECOMMENDS that the foregoing be approved.

2. Supply Contract for Pacific Centre Parking Garage Equipment (Tender No. 28-74-10)

The City Engineer reports as follows:

"On October 22, 1974, City Council awarded a contract for the Pacific Centre Parking Garage equipment to Westgate Electronics Ltd., 1360 Hornby Street, Vancouver, B.C., for the price of \$128,252.00.

The Contractor and his bonding company request that the Contractor be paid on the basis of monthly progress payments. Progress payments were not provided for in the form of contract in this case, although we frequently provide for this. There is no reason why progress payments should not be made in this case, and therefore, it is recommended that the following be added to the payment clause of the form of contract:

'The Contractor shall be entitled to receive monthly payments at the rate of 85% of the value of the work actually done and/or material in place according to the Engineer's estimate, less all stipulated forfeitures and deductions. These payments shall be made on progress certificates which will be based on approximate estimates and must not be taken or construed as an acceptance of the work so estimated or as an admission that the City is in any way liable to the Contractor in respect thereof.'

I RECOMMEND that: - an amendment be made to the payment clause contained in the form of contract between the City and Westgate Electronics Ltd. with respect to the supply and installation of the Pacific Centre Parking Garage Equipment (Tender No. 28-74-10) allowing the Contractor to be paid on the basis of monthly progress payments.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 232

Manager's Report, February 14, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Request from Kitimat for Consultation
of Fire Chief

The City Manager reports and recommends as follows:

The Municipal Manager of Kitimat, Mr. J. A. Currie, has spoken with the City Manager concerning the above noted topic. In a letter to the City Manager, dated February 4, 1975, Mr. Currie presented the following request.

"This will confirm my telephone conversation with you yesterday in which I requested approval for Fire Chief Armand Konig to make a visit to Kitimat to advise me and through me, my Council on the needs of our Fire Department for an aerial ladder pumper, or pumper with platform."

Mr. Currie continues to explain that because of the magnitude of the expenditure for an aerial ladder truck, and because with the exception of the hospital, none of the buildings in Kitimat are over 2 storeys in height, Council have given permission to invite Chief Konig to come up to Kitimat at their expense to give his personal opinion on their requirements. Mr. Currie states that they would not hold Chief Konig liable for any of the recommendations he makes; but they do feel it would be unfair to the ratepayers not to at least attempt to solicit a second opinion.

Mr. Currie informs that they have three flights per day to Terrace Airport and that if the Chief were to come up on a night flight or on a morning flight, a day in Kitimat would be all that he required.

Mr. Currie concludes by stating that, "I look forward to hearing from you at an early date. I am going on vacation on the 1st March, and would, if at all possible, like to have the Chief visit on or before February 23rd. If Fire Chief Konig was willing, a week-end visit would be equally satisfactory to us."

The City Manager has discussed this proposition with the Fire Chief, and he is in general agreement.

Following consultation with the Law Department, a letter was sent to Kitimat, requesting a Kitimat Council resolution, indicating clearly that any services rendered or opinions given or recommendations made, are gratuitous, and no claims will lie against either Chief Konig or the City of Vancouver as a result thereof.

The City Manager therefore RECOMMENDS approval of the Kitimat request for Fire Chief Konig's consultation services, subject to a satisfactory resolution from Kitimat Council as outlined in the above report.

Manager's Report, February 14, 1975..... (PERSONNEL - 2)

2. Appointment to Royal Commission On Family
and Children' Law

The Medical Health Officer reports as follows:

"City Council on December 18, 1973 and March 5, 1974 respectively approved Leave of Absence for Mrs. Mish Vadaaz, Senior Social Work Consultant, and Miss Deanna Silveater, Social Work Consultant I, Health Department, to take up their appointments to the Royal Commission. At that time it was anticipated that the work schedule would be completed in approximately ten months.

The Health Department has now been informed that the Royal Commission will complete its task approximately April 30, 1975. We, therefore, request authorization for extension of the Leave of Absence for Mrs. Vadaas and Miss Silveater to that date. Total salary, fringe benefits and transportation costs (including City share) will continue to be recovered from the Province of British Columbia.

RECOMMENDED that Mrs. M. Vadaaz and Miss D. Silvester be granted Leave of Absence to April 30, 1975 to complete their appointment to the Royal Commission On Family and Children's Law."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 233

Manager's Report, February 14, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Sub-lease a Portion of Warehouse -
240 Northern Street, Lot 26 and Portion of Lot 25
Block A2, D.L. 2037

The Supervisor of Property & Insurance reports as follows:-

"On June 1st, 1973, the City of Vancouver entered into an agreement with B. Prem Laminates Ltd. to lease land and improvements situated on Lot 26 and West 10' of Lot 25, Block A2, D.L. 2037 known as 240 Northern Street for a term lease June 1st, 1973, to December 31st, 1988.

The Lessee does not require full use of the premises at this time and requests consent to sub-lease a portion of the main floor comprising approximately 1,200 square feet and all of the second floor comprising 7,400 square feet to Don Huish and Associates Ltd. for a 3-year term, February 1st, 1975, to January 31st, 1978, with an option to renew for two further 5-year terms. Rental for the first term is to be \$800.00 per month, plus taxes on a pro-rated basis above the 1974 base year. Area is to be used for storage purposes only.

RECOMMENDED That the City consent to a sub-lease of a portion of the premises known as 240 Northern Street to Don Huish and Associates Ltd., subject to the sub-lease documents being to the satisfaction of the Supervisor of Property & Insurance and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Assignment of Lease - Portion of Lot F, Formerly
Lots 18-24, Block 122, D.L. 541; Situated N.W.
Corner Granville Street and Beach Avenue

The Supervisor of Property & Insurance reports as follows:-

"By agreement dated September 11th, 1958, the City leased to Pacific Coast Pipe Company Limited (now known as Dillee Cottages Ltd.) that portion of Lot F (formerly 18-24), Block 122, D.L. 541; situated N.W. Corner Granville and Beach for a term of thirty years. The lease was subsequently sub-leased to Black Top and Blue Cabs (1960) Ltd. who have now purchased the interests of the head lessee. Black Top and Blue Cabs Ltd. have requested the City's consent to the assignment of the lease agreement from the head lessee.

RECOMMENDED That the City consent to the assignment of the agreement dated September 11th, 1958, in the name of Pacific Coast Pipe Company (now known as Dillee Cottages Ltd.) to Black Top and Blue Cabs (1960) Ltd. subject to the forms of assignment being satisfactory to the Supervisor of Property & Insurance and the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 234

Department Report, February 14, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

CONSIDERATION

1. Mount St. Joseph's Hospital
3080 Prince Edward

The City Building Inspector reports as follows:

"An application has been received from Paul Smith & Associates, Architects, to construct a one-storey addition to the existing five-storey Mount St. Joseph's Hospital, and also to build a new three-storey section adjacent to the old building.

The existing five-storey hospital is non-conforming under the present building regulations with respect to smoke control requirements, fire separation of the wards, and is not designed to resist seismic forces. The proposed new three-storey building will be separated by fire walls from the existing hospital and will conform to the Vancouver Building By-law.

Under Section 1.4.9 of this By-law, the City Building Inspector may permit alterations to existing non-conforming buildings, provided the cost of such alterations do not exceed the assessed value of the building. Provision is also made under this section for Council to authorize expenditure in excess of the assessed value if the proposed alterations are considered desirable.

In this project, the assessed value is \$1,263,750 and the cost of the one-storey addition and alterations to the existing building is estimated to exceed \$2,000,000. However, since the fire safety of the old building will be upgraded by the provision of additional and improved exit facilities, new fire fighting equipment and the subdivision of floors into smoke control zones, I would not be opposed to the proposed work subject to satisfactory working drawings being submitted for a building permit."

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

2. Rezoning of Land in Charles/Adanac Area

The Director of Planning reports as follows:

" I. BACKGROUND

Council on April 23, 1974 approved a plan for the Charles/Adanac area which:

- a) provided for the release of approximately 70 city-owned residential lots on Napier Street and William Street east of Cassiar Street for single-family housing;
- b) allocated 4.5 acres in the southeast corner of the Charles/Adanac area for a personal care home;
- c) provided a park area to serve as a buffer between the Charles/Adanac residential area and the adjoining M-2 industrial area to the south;
- d) designated a 13.9 acre site at the southeast corner of Cassiar and Adanac Streets to be used for co-operative housing for families and senior citizens.

cont'd ...

Department Report, February 14, 1975 (BUILDING - 2)

Clause No.2 (continued)

Reference is made to the plan attached as Appendix A. The recommendations of the Standing Committee on Community Development regarding the Charles/Adanac lands, as adopted by Council, are attached as Appendix B.

In order to make the 13.9 acre site available for co-operative housing, Council on December 17, 1974, approved the sale of Lot A, NE $\frac{1}{4}$ Section 20 and NW $\frac{1}{4}$ Section 27 T.H.S.L. together with a 40 foot road allowance on its eastern boundary, to the Province for lease to a co-operative housing society. The conditions of sale for this property, as approved by Council, are attached as Appendix C. It should be noted that the Province must obtain a Development Permit before any work is undertaken on the site, and that the City has the option to re-purchase the site at the net sale price if construction has not commenced within twelve months.

The former Girls' Industrial School site (balance of Lot A) in the northwest corner of the proposed co-operative housing site, is already owned by the Province. The school building has been converted to Provincial Government offices, and a former gymnasium is being used for storage by the Department of Highways. The property is to be transferred to the Department of Housing from the Department of Public Works when alternative office space becomes available. The ultimate scheme of development for the co-operative housing will include both Lot A and its balance.

It should be noted that the Controlled Access Highways Act requires that rezoning by-laws respecting land within a half mile of an intersection of a controlled access highway must be approved by the Department of Highways. In this case, the land to be rezoned lies within a half mile of the intersection of the Trans-Canada Highway and First Avenue; the approval of the Department of Highway is, therefore, required prior to enactment of the zoning by-law. The Provincial Department of Housing has been advised of this requirement.

II. PRESENT SITUATION

The Provincial Government intends to lease the subject lands to the Adanac Housing Co-operative Society which, at the moment, propose to develop approximately 160 units of housing for families and senior citizens, in accordance with the Adanac North plan referred to above. About 20% of the units are proposed for seniors. A neighbourhood grocery store and elementary school annex may be required as the community receives more residents, in view of the difficulty of movement to such facilities across Cassiar Street. These may be developed in the former Girls' Industrial School if suitable arrangements can be made with the Department of Housing. A daycare centre may also be established in the former gymnasium. A local area activity centre for the Charles/Adanac community may also be developed on the co-operative housing site. It is proposed that the density of development will not exceed 25 units per acre, building height will not exceed two storeys plus basement or three storeys plus cellar, and overall floor space ratio will not exceed 0.75. It should be noted that the anticipated height of some of the buildings (three storeys) is at variance with Council's condition of sale of the property. It is the opinion of the Planning Department that some three storey buildings are appropriate, to preserve open space on the site and to keep the cost of housing units at a minimum.

III. RECOMMENDATION

It is RECOMMENDED that:

- A. The Director of Planning be instructed to apply for rezoning of the lands designated on the plan attached as Appendix A "Co-operative Housing", consisting of Lot A and balance, NE $\frac{1}{4}$ Section 26 and NW $\frac{1}{4}$ Section 27, T.H.S.L., together with the

cont'd ...

Clause No.2 (continued)

adjoining 40 foot road allowance on the eastern boundary, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, with the CD-1 By-law restricting the development in accordance with the conditions contained in Appendix D; and that the rezoning application be referred directly to a Public Hearing together with a report from the Vancouver City Planning Commission.

- B. The proposed rezoning be submitted to the District Highway Manager of the Department of Highways for approval, and to the Department of Housing for information. "

CONSIDERATION

3. Proposed Renovation of Office Building
425 Carrall Street

The City Building Inspector reports as follows:

"I have received a request from Mr. Ross Ritchie, Architect, on behalf of the owners of the above premises, H.A. Simons (International) Ltd., to renovate this building for their own use.

The proposed work would include full air-conditioning of all floors above ground level, new ceilings and light fixtures, fire-rated enclosure of existing open stairs, and new fire detectors throughout the building. New elevators would be installed under a separate contract. The estimated cost of the renovations is \$780,000 and the assessed value of the building is \$385,000.

Under Section 1.4.9 of the Vancouver Building By-law, the City Building Inspector may permit alterations and repairs to any existing building which does not comply with the provisions of this By-law, provided the cost of such work does not exceed the assessed value. However, provision is made under this section for Council to approve alterations in excess of the assessed value, should this be considered expedient.

Although this building is non-conforming under present standards, the proposed improvement to the existing exit facilities and fire safety should be taken into account, even though most of the expenditure would be on air conditioning, ceilings, and lighting. Consequently, I would not be opposed to the proposed renovations."

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

4. Proposed Amendment to the Harbour Headline -
False Creek

The Development Consultant, the City Engineer and the Director of Planning report as follows:

"This report, together with the plan (Plan LB 342) indicates a proposed amendment to the Harbour Headline in False Creek. The Harbour Headline must be changed if the proposed Heather Marina is to be constructed. Other development proposals are also not possible unless the Harbour Headline is amended.

Department Report, February 14, 1975 (BUILDING - 4)

Clause No.4 (continued)

Preliminary discussions have been held with officials of both the National Harbours Board and the Provincial Department of Lands. Both authorities have indicated preliminary approval of the change proposed. The N.H.B., however, requested that, rather than undertaking separate changes as the need arose, a comprehensive change be put forward to them.

A 300-foot wide navigable channel is adequate for all anticipated water traffic. At present, the Kitsilano Trestle limits the width of barges, log booms, etc. to 50 feet.

The recommended change affects only the southern alignment of the navigable channel. All development proposals for which plans have been prepared up to now will be possible if the proposed change is approved. The changing of the Harbour Headline does not in any way alter the need to obtain Federal (and, in some cases, Provincial) approval for development on any part of the water area of False Creek. Negotiations are necessary with the Provincial Government for the purchase or lease of water lots required in the redevelopment program of False Creek. The result of these negotiations will be reported to Council when conclusions are reached.

The Development Consultant, the City Engineer and the Director of Planning RECOMMEND that:

- (a) the proposed amendment to the Harbour Headline in False Creek as illustrated on Plan LB 342 be approved;
- (b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and
- (c) the Supervisor, Property and Insurance, and the Development Consultant be authorized to negotiate with the Provincial Government to obtain the necessary titles to the land, and/or the lease of the water lots, and to report back to City Council."

FOR COUNCIL ACTION SEE PAGE(S) 234-5

FINANCE MATTERSRECOMMENDATION1. Revisions to Vancouver Employees' Savings Plan

The Director of Legal Services reports as follows:-

"The Vancouver Employees' Savings Plan is established and operated under certain agreements made between the City, The Municipal and Regional Employees' Union (now The Vancouver Municipal and Regional Employees' Union), Royal Trust Company, the Nominees of the employees, The Board of School Trustees of School District No.39 (Vancouver) and the Vancouver Museum and Planetarium Association dated 1 January, 1971, 1 November, 1971 and 1 January, 1973 (hereinafter collectively referred to as the "Savings Plan") which provides for the investment of contributions made by the employees and their respective employers to the Savings Plan from time to time for the benefit of the employees. The Savings Plan is presently divided into two funds, namely, a fixed income fund and an equity fund in which the employees have the option of investing their respective shares.

The Nominees for the employees have had requests for creating a savings fund under the Savings Plan in order that the employees may have greater flexibility in their investments. When reviewing the Savings Plan for the purpose of creating this savings fund, the Nominees met with the Trustees and as a result, the following principal changes were proposed:-

- A. That the Fund established under the Savings Plan be amended to include a savings fund; the Trustee to express each employee's share in the savings fund in units having a value of \$10.00.
- B. That the employees give to the Trustee an additional fifteen days' notice when directing any change, alteration or variation in the proportions in which their respective shares of the Fund are invested in the fixed income, equity or savings funds.
- C. The fee payable to the Trustee to alter or vary the investment of an employee's share of the Fund is increased from \$2.00 to \$5.00.
- D. Employees presently covered by the Savings Plan may direct the Trustee to transfer all or any part of their share of the Fund to the newly created savings fund during the month of March 1975, thereafter transfers may be made quarterly in accordance with the terms of the Savings Plan. All of such initial transfers to the savings fund shall be made on 1 May, 1975, by the Trustee.
- E. The quarterly fees for the administration of each employee's account is increased from \$1.25 to \$2.00.

Cont'd...

Clause No. 1 Continued:

- F. Withdrawals from the Savings Plan may be made after twelve consecutive months of participation, and after each subsequent twelve-month period, provided that not less than \$500.00 is maintained in the employee's account at all times. At present withdrawals can be made only after two years of participation.
- G. The fee payable to the Trustee for processing the withdrawal of funds is increased from \$2.00 to \$5.00.
- H. The Nominees of the employees are given the additional power to approve payment of expenses necessarily incurred by the Trustee or the Investment Manager for the benefit of the employees and at the direction of the Nominees.

There are other minor amendments to the Savings Plan arising out of the foregoing proposed changes.

A third Supplemental Agreement to the Savings Plan has been prepared incorporating the changes and other minor amendments proposed by the Nominees. This agreement does not increase the financial responsibility of the City. All parties but the City have executed this agreement.

A copy of the third Supplemental Agreement is on file in the City Clerk's Office for reference.

It is RECOMMENDED that the said third Supplemental Agreement to the Savings Plan be executed on behalf of the City and the seal of the City be affixed thereto."

CONSIDERATION2. Re Demolition of Buildings

The Director of Legal Services reports as follows:

"On October 22, 1974, Council passed the following resolution:

'THAT Council request the Director of Legal Services to report on a suitable By-law covering control of demolition of buildings in the City of Vancouver, with specific reference to the Toronto By-law.'

I have been communicating with the City Solicitor for Toronto and have been provided with details of demolition control in that City.

In 1974 the Legislature of Ontario passed an amendment to the Planning Act which specifically authorized municipal councils to pass by-laws creating demolition control areas. Toronto has enacted such a by-law which relates to the whole city. The Planning Act goes on to provide that in a demolition control area no residential premises may be demolished without obtaining a permit, and Councils may refuse to issue a permit in any particular case. It should be noted, however, that an appeal against a refusal may be taken to the Ontario Municipal Board who may overturn the Council decision. The legislation also makes provision for hearings and other technical matters.

Cont'd...

Clause No. 2 Continued:

There is certainly no comparable legislation in the Vancouver Charter, nor does there appear to be any in the Municipal Act.

If Council considers such legislation is desirable, it would seem that it would be desirable not only in the City but in other areas of the Province. In such a case, perhaps the best approach is to take the matter up with the Minister of Municipal Affairs and seek legislation of general application."

FOR COUNCIL ACTION SEE PAGE(S) 235

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, February 4, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 2:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 1 & 2)
Alderman Kennedy

ALSO
PRESENT: Alderman Marzari (Items 1 & 2)

CLERK: M. Cross

INFORMATION

1. Overall Planning Programme and Its Relationship to the G.V.R.D.

Mr. T. Jenkinson, Associate Director, Overall Planning, distributed information on the framework of the proposed Overall Planning Programme and the Division's participation in the regional planning programme with the G.V.R.D. (copies circulated)

Mr. Jenkinson stated that the first step was to look at the guidelines and objectives for Vancouver. Out of these would come concepts for the growth and development of the City. The comprehensive planning process has to deal with the Province and municipalities in the Lower Mainland as well as other City departments, and should relate to the local areas and public and private agencies. There has to be a link between policy makers, City officials and City Council.

The Overall Planning Division would have to look at explicit Council policies; obtain views of the citizens, public interest groups and agencies, etc.; and assimilate these views, develop a comprehensive plan and implement techniques for carrying out the policy. Mr. Spaxman, Director of Planning, indicated that this sort of planning process is continuous, comprehensive and cyclical, i.e. goes back, checks and monitors itself.

With respect to planning as it relates to the G.V.R.D. Mr. Jenkinson advised that as a member of the G.V.R.D. Technical Committee he will be able to report back to the Planning and Development Committee on what is happening at the G.V.R.D. level.

RESOLVED

THAT the verbal presentation on the Overall Planning Programme and its Relationship to the G.V.R.D. be received.

2. Survey of Staffing of Planning Agencies

The Committee considered a memorandum from Alderman Bowers to Mr. Spaxman and a report dated January 29, 1975, from the Director of Planning, both dealing with the staffing of planning agencies.

cont'd...

Clause No.2 (continued)

Mrs. P. Johnson, Research Planner, stated that a questionnaire had been sent out to planning departments in major cities as well as the G.V.R.D. member municipalities. Figures for a comparative basis were virtually impossible to obtain - different budgeting methods, use of consultants, rate of growth, size of city, etc. However, general assumptions for cities of the same population indicated:

- Vancouver seems to have the same number of professional staff, but slightly fewer total staff
- the breakdown of staff times are entirely different
- Vancouver seems to be spending a lesser amount of time on long range planning
- Vancouver salaries seem to be competitive.

Discussion ensued with respect to what was expected of the Planning Department, what kind of planners are needed, how many planners are needed and how many support staff are needed. Instead of having to add staff it was felt that staff should be re-assigned to move unilaterally and a monthly report on status of projects should be instituted.

Mr. Spaxman advised that programming methods are being developed whereby status of projects, allocation of staff by man months, number of projects, etc. would be indicated and presented to the Committee bi-monthly or monthly.

The City Manager further described the programming process. Projects that the Planning Department have been requested to do would be programmed within the framework of the total staff allocated. If another project is to be inserted into the programme, it would be at the expense of one that is already allocated i.e. it would have to be dropped to a lower priority.

After discussion, the Committee

RESOLVED

THAT the memorandum of the Chairman and the report of the Director of Planning dated January 29th be received.

(At this point Alderman Harcourt left the meeting.)

RECOMMENDATION

3. Downtown Planning Programme

At its meeting of January 30th the Committee deferred for consideration at the next meeting the report reference by the Director of Planning on the scheduling of the Downtown Planning Programme.

Mr. D. M. Hickley, Assistant Director, Civic Development, advised that Mr. G. Sixta had been engaged until March 27th as a consultant to assist the Downtown Team with the zoning. He stated that the Team was working in four major directions: approval procedures i.e. urban development board; public interest, information and discussion i.e. slide presentation; zoning, scheduled to be presented to the Committee on March 27th; and transportation.

Mr. Andrew Malczewski of the Downtown Study Team outlined the Team's programme and noted the following:

- the zoning preparation which was scheduled to start at the beginning of January is just now underway with the appointment of a consultant
- no further work had been done on the design guidelines or character areas as more input of staff was required for the public presentation than was originally thought necessary; one consultant was working on view directions

Clause No.3 (continued)

- work on Procedures was on schedule
- work on the public presentation is approximately six weeks late but it is now completed and the Team is in the process of showing the presentation to various groups
- work on the brochure is complete
- analysis of public responses to the "Report for Discussion" will be completed approximately February 13th
- programming for the rest of 1975 will be reported to Committee when the report reference on the Central Area is presented on April 10th
- further work with respect to the Downtown model is pending Council decision
- co-ordination and liaison is a continuing work programme item
- consultants are needed for economic studies before the by-law can be presented in March
- the volume of work involved in developer discussions has tapered off and is being handled adequately.

Mr. Malczewski stated that the Downtown Study Team was approximately six weeks behind schedule. They are getting responses to the Procedure and this may have to be amended. Economic studies are needed or the full bonusing system cannot be initiated. No consultant funds have been obtained for work on the Guidelines.

Mr. John Winsor of the Downtown Study Team advised that the Team, through "Report for Discussion", have described what they believe should happen downtown. They have no indication from the Committee or Council that they agree. The zoning proposals will require intensive discussions to determine if others agree with the Team. There is no detailed analysis of the areas in the downtown. In the areas where there will be a lot of activity taking place an area plan should be developed with the property owners in the area. Priority areas for study would have to be established by Council.

The Committee discussed character areas. Some of the areas downtown have certain characteristics i.e. Gastown and Chinatown. The Team is not trying to impose a character on each area; they merely wish to define areas.

The aim for an economic study was discussed. The Committee supported this study and felt that the Social Planning Department should be involved to advise on the social impact of such a study. The Chairman agreed to contact the Director of Social Planning to discuss this matter.

RECOMMENDED

THAT the Director of Planning, through the City Manager be authorized to negotiate for a consultant to assist the Downtown Study Team with an economic analysis of the implications of the proposed zoning regulations; detailed costs to be reported to Council.

The meeting adjourned at approximately 5:30 p.m.

Note from Clerk:

Should Council approve the Committee's recommendation in the above clause, they should consider Report I(i) from the City Manager dated February 13, 1975, entitled "Authorization of Funds for Economic Consultants - Downtown Zoning Proposals."

FOR COUNCIL ACTION SEE PAGE(S) 242-3

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION**II**

February 6, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall on February 6, 1975 at approximately 1:00 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION1. Police Request - Additional Manpower

The Committee had for consideration a report from the Police Department summarizing cost estimates on their request for 322 additional policemen in the City of Vancouver over two years. The Committee also had for consideration a report dated February 4, 1975 from the Chairman recommending 322 additional policemen over three years (copies circulated).

Alderman Bowers in a letter dated February 6, 1975 recommended that Council authorize an increase of 100 policemen in 1975 with no further increase until there has been a further study of crime statistics and police deployment. He also recommended that Council seek financial assistance from the Federal and Provincial governments for any further increases.

The Police Chief advised it would be very difficult to plan expansion of the organization with a one year commitment. He felt a two year commitment would be satisfactory with a third year commitment based on an evaluation of the first two years expansion program. Following discussion it was,

RECOMMENDED

- (a) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975
- (b) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (a)
- (c) THAT Council authorize training classes in 1975 sufficient in size to provide for
 - the additional manpower required by the above recommendations
 - normal resignations and retirements from the force during the year
 - some attrition during the training program,
 and that Council sanction a temporary excess of numbers over the permanent establishment to make this possible
- (d) THAT Council approve in principle an increase in police manpower by 102 policemen in 1976 subject to the City receiving adequate financial assistance from the

Cont'd . . .

Clause #1 continued:

Federal and Provincial Governments to cover the costs
of such additional police by an adequate contribution
to the sharing of overall policing costs

(Alderman Marzari is recorded as being opposed to this
recommendation.)

- (e) THAT Council urge the Federal Government to assume
an across-the-board share of policing costs to the
extent of 25%, and the Provincial Government to
assume a 15% share of such overall costs, so that
the senior governments will together assume a 40%
share of total costs and that the UBCM be requested
to consider presenting a similar position to the
senior governments
- (f) THAT the Director of Finance work with the Police
Board and present to Council as soon as possible
 - the costs of meeting these recommendations in 1975
 - the additional annual costs thereafter
 - the costs of equipment required for the increased
force and the sources of funds for such capital
expenditures
- (g) THAT Council authorize an additional four civilian
staff for the police force in 1975

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 243-4